



CITY COUNCIL TRANSMITTAL


Lisa Shaffer (Jan 4, 2021 09:53 MST)

Lisa Shaffer, Chief Administrative Officer

Date Received: 12/29/2020

Date sent to Council: 01/04/2021

TO: Salt Lake City Council
Chris Wharton, Chair

DATE:

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPCM2020-00328 - 1301 and 1321 South State Street CC to FB-UN2 Zoning Map Amendment

STAFF CONTACT: Katia Pace, Principal Planner, katia.pace@slcgov.com, 801-535-6354

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council follow the recommendation of the Planning Commission to adopt the ordinance amending the zoning map for the property at 1301 and 1321 South State Street and amending Table 21A.27.050E2 of the zoning ordinance to include additional land area eligible for additional building height.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION:

Glen Anderson, representing the property owner, is requesting a zoning map amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to FB-UN2 (Form Base Urban Neighborhood 2) and to amend Table 21A.27.050E2 of the zoning ordinance to include additional land area eligible for additional building height.

The FB-UN2 generally includes buildings up to four (4) stories in height, and with taller buildings located on some street corners. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height.

The property is currently occupied by a restaurant and a commercial building. The applicant requested the rezoning because the FB-UN2 zoning district better aligns with the potential use of

the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels).

An analysis of both zoning districts was done and regarding compatibility with adjacent properties, the CC zone is more permissive with development potentials and land use allowed, and the FB-UN2 zoning would allow higher density and height. The existing CC zone has very few design requirements, and the change to FB-UN2 will add additional design requirements that will help ensure better public facing building design, ensuring high-quality and pedestrian-oriented development. Regarding master plan compatibility, the proposed FB-UN2 zoning generally fits within the master plan's designation for the property and may better promote of the master plan's policies. For additional information regarding the two associated zones and the zoning amendment considerations, please refer to the Planning Commission Staff Report found in Exhibit 3b.



Public Input:

- One phone call was received with a concern that the zoning amendment does not follow a comprehensive approach to zoning for the whole area.
- Five emails were received. Four in favor of the rezoning and one against the removal of Coachman's Restaurant and gentrification of the area. A copy of the emails can be found in the Planning Commission Staff Report found in Exhibit 3b.

EXHIBITS:

1. Chronology
2. Notice of City Council Hearing
3. Planning Commission – August 26, 2020
 - a. Mailed Notice
 - b. Staff Report
 - c. Agenda/Minutes
 - e. Staff Presentation Slides
4. Original Petition
5. Mailing List

SALT LAKE CITY ORDINANCE

No. _____ of 2021

(Amending the zoning map pertaining to properties located at 1301 and 1321 South State Street to rezone those parcels from CC Corridor Commercial District to FB-UN2 Form Based Urban Neighborhood 2, and amending Table 21A.27.050.C of the Salt Lake City Code to include additional land area eligible for additional building height)

An ordinance amending the zoning map pertaining to properties located at 1301 and 1321 South State Street to rezone those parcels from CC Corridor Commercial District to FB-UN2 Form Based Urban Neighborhood 2, and amending Table 21A.27.050.C of the *Salt Lake City Code* to include additional land area eligible for additional building height pursuant to petition number PLNPCM2020-00328.

WHEREAS, Glen Anderson submitted an application to rezone properties located at 1301 and 1321 South State Street from CC Corridor Commercial District to FB-UN2 Form Based Urban Neighborhood 2 and to amend Table 21A.27.050.C of the *Salt Lake City Code* to include additional land area eligible for additional building height pursuant to petition number PLNPCM2020-00328; and

WHEREAS, at its August 26, 2020 meeting, the Salt Lake City Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application; and

WHEREAS, after a public hearing on this matter, the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the parcels located at 1301 and 1321 South State Street (Tax ID Nos. 16-07-358-001-0000 and 16-07-358-008-0000), more particularly described on Exhibit "A" attached hereto, are rezoned from CC Corridor Commercial District to FB-UN2 Form Based Urban Neighborhood 2.

SECTION 2. Amending text of the Salt Lake City Code Table 21A.27.050.C. That Table

21A.27.050.C (Zoning: Form Based Districts: FB-UN1 and FB-UN2 Form Based Urban Neighborhood

District: FB-UN2 Building Form Standards) of the *Salt Lake City Code*, shall be and hereby is amended

to read and appear as follows:

**TABLE 21A.27.050.C
FB-UN2 BUILDING FORM STANDARDS**

Building Regulation		Building Form				
		Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
Building height and placement:						
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South, the southeast corner of 1300 South and State Street, and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade.			
F	Front and corner side yard setback	No minimum Maximum 10'				
B	Required build-to	Minimum of 50% of street facing facade shall be built to the minimum setback line				
S	Interior side yard	4' setback required	Minimum of 15' along a side property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise 4' setback required	Minimum of 15' along a side property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise no setback required		
R	Rear yard	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise no setback required	Minimum of 25' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, otherwise no setback required	Minimum of 20' along a rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less		
U	Upper level step back	Buildings shall be stepped back 1 additional foot for every foot of building height above 30' along a side or rear property line adjacent to FB-UN1 or any residential zoning district that has a maximum building height of 35' or less, unless the building is set back from the property line 45' or more. When a parcel in the FB-UN2 District is separated by an alley from a parcel in the				

		FB-UN1 District, or any residential zoning district that has a maximum building height of 35' or less, the width of the alley may be counted toward the upper level step back				
L	Minimum lot size	4,000 sq. ft.; not to be used to calculate density	1,500 sq. ft.; not to be used to calculate density		4,000 sq. ft.; not to be used to calculate density	
W	Minimum lot width	15' per unit facing a street. Side orientation allowed provided building configuration standards are complied with			30'	
DU	Dwelling units per building form	1 per cottage	Minimum of 3; no maximum		No minimum or maximum	
BF	Number of building forms per lot	1 cottage for every 1,000 sq. ft. of lot area	1 building form permitted for every 1,000 sq. ft. of lot area		1 building form permitted for every 4,000 sq. ft. of lot area	
Parking:						
	Surface parking in front and corner side yards	Not permitted				
	Vehicle access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull through parking is required by Fire or other Code, ingress shall be from street and egress onto alley			If property is less than 30' wide, vehicle access from an alley is required when property is served by a public or private alley with access rights. If no alley access exists, only 1 vehicle access point from a street may be permitted If property is 30' wide or more, only 1 vehicle access point from a street may be permitted. If property is served by a public or private alley, ingress shall be from street and egress onto alley unless otherwise permitted by this section Corner lots with a minimum width of 120', may have 1 vehicle access point per street frontage. Vehicle access may be one-way or multidirectional	
	Vehicle access width at street	When a one-way vehicle drive is included in a development, no vehicle drive or curb cut may exceed 12' in width. When a multidirectional vehicle drive is included, a curb cut may not exceed 24' in width				
	Vehicle access from street design standards	If vehicle access is from a street, the following additional design standards shall apply: garage entry shall have a minimum 20' setback from property line; garage entry may not exceed 50% of first floor building width; one-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width; garage door or gate shall be constructed of durable building materials and compatible with building design				

Driveway location	The minimum distance between curb cuts shall be 12'. Driveways shall be at least 6' from abutting property lines for a depth of 10' unless shared. Driveways shall be at least 12' from property lines adjacent to a street corner or 5' from the point of tangency of the curb return, whichever is greater. Abandoned curb cuts shall be removed and replaced with City standard curb
Vehicle access and parking compliance	All new drive approaches, driveways, and parking lots shall comply with form based urban neighborhood regulations, and all other applicable sections of this Code. Existing drive approaches, driveways, and parking lots shall be made compliant with form based urban neighborhood regulations upon change of use, increase in parking, or building additions greater than 25% of the footprint of the structure or 1,000 sq. ft., whichever is less
Parking on separate lots	Parking may be provided on an adjacent lot, or in a common area associated with the development, or within 500' of the property. If located on an adjacent parcel or on a parcel within 500', the proposed location of the parking shall contain a principal building and the parking shall be located behind a principal building
Attached garages and carports	Attached garages and carports are required to be accessed from the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front facade of the structure and the entry to the garage is set back at least 10' from the street facing building facade and at least 20' from a public sidewalk. Side loaded garages are permitted

Note:

1. See Subsection 21A.27.020.B.1.d of this chapter for additional standards.

SECTION 3. Condition. This proposed zoning map and zoning text amendment will not be published until the applicant has obtained subdivision approval to combine the subject parcels located at 1301 and 1321 South State Street (Tax ID Nos. 16-07-358-001-0000 and 16-07-358-008-0000).

SECTION 4. Effective Date. This ordinance shall become effective on the date of its first publication. The Salt Lake City Recorder is instructed to not publish this ordinance or cause it to be recorded until the condition identified in Section 3 above has been met as certified by the Salt Lake City Planning Division.

SECTION 5. Time. If the condition identified above has not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.

Passed by the City Council of Salt Lake City, Utah, this ____ day of _____, 2021.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2021
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____
December 10, 2020

By: _____
Paul Nielson
Paul Nielson, Senior City Attorney

Exhibit “A”

Legal description of the properties

Tax ID No. 16-07-358-001-0000

NYE’S ADD 0804 BEG AT A PT ON THE SOUTH LINE OF A STREET WHICH IS S 0°02’11” E
40.34 FT ALG THE MONUMENT LINE OF EDISON ST & S 89°54’32” W 182.50 FT FR THE SLC
MONUMENT AT 13TH SOUTH & EDISON*

Tax ID No. 16-07-358-008-0000.

1217 LOT A, NYES ADDITION BLOCK 2 AMD.

1. CHRONOLOGY

PROJECT CHRONOLOGY

April 30, 2020	Petition PLNPCM2020-00328 was received by the Planning Division.
May 4, 2020	Petition assigned to Katia Pace
May 18, 2020	Notice of the project and request for comments sent to the Chairs of the Liberty Wells, Central City, and Ball Park community councils.
June 3, 2020	Early notification was sent to property owners and residents within 300 feet of the project area.
June 10, 2020	Proposal presented at the Liberty Wells Community Council online meeting.
June 18, 2020	Online Open House with information about the proposal, where to get more information, and who to contact for questions and comments.
August 14, 2020	Planning Commission hearing notice mailed to owners and tenants of property within 300 feet of the subject property.
August 26, 2020	Planning Commission reviewed the petition and conducted a public hearing. The commission then voted to send a positive recommendation to the City Council.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2020-00328 at 1301 and 1321 S. State Street from CC to FB-UN2 Rezone and amending Table 21A.27.050E2 of the zoning ordinance to include additional land area eligible for additional building height** – A request by Glen Anderson, representing the property owner, to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial). The applicant is requesting to change the zoning to the FB-UN2 (Form Base Urban Neighborhood 2). This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant requested the rezoning because the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). Although the applicant has requested that the property be rezoned to the FB-UN2 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. The property is in Council District 5, represented by Darin Mano.

As part of their study, the City Council is holding two advertised public hearings to receive comments regarding the petition. During these hearings, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance on the same night of the second public hearing. The hearing will be held electronically:

DATE: **Date #1 and Date #2**
TIME: **7:00 p.m.**
PLACE: ****This meeting will not have a physical location.**

****This will be an electronic meeting pursuant to the Salt Lake City Emergency Proclamation. If you are interested in participating in the Public Hearing, please visit our website at www.slccouncil.com to learn how you can share your comments during the meeting. Comments may also be provided by calling the 24-Hour comment line at (801)535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Katia Pace at 385-226-8499 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at katia.pace@slcgov.com.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3. PLANNING COMMISSION

A. Mailed Notice

August 14, 2020



SALT LAKE CITY PLANNING DIVISION

451 S State Street - Room 406
Salt Lake City, UT 84114 - 5480
PO BOX 145480

FIRST CLASS



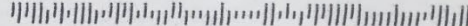
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Katia Pace
P.O. Box 145480
Salt Lake City UT 84114

STATE MAIL 08/17/2020

04114000000000000000



PLANNING COMMISSION MEETING

August 26, 2020, at 5:30 p.m.

*This meeting will be an electronic meeting pursuant to Salt Lake City
Emergency Proclamation No. 2 of 2020 (2)(b)*



A public hearing will be held on the following matter.

Zoning Map Amendment at approximately 1301 & 1321 South State Street - Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density. The properties are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00328**

This Meeting will not have an anchor location at the City and County Building.
Commission Members will connect remotely.

The Planning Commission meeting will be available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTV Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

Providing Comments:

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email: planning.comments@slcgov.com or connect with us on WebEx at:

- <http://tiny.cc/slc-pc-08262020>

For instructions on how to use WebEx visit: www.slc.gov/planning/public-meetings

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

3. PLANNING COMMISSION

B. Staff Report

August 26, 2020



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission
From: Katia Pace, 801-535-6354, katia.pace@slcgov.com
Date: August 26, 2020
Re: PLNPCM2020-00328 CC to FB-UN2 Rezone

Zoning Map Amendment

PROPERTY ADDRESS: 1301 and 1321 South State Street
PARCEL ID: 16-07-358-001-0000 & 16-07-358-008-0000
MASTER PLAN: Central Community Master Plan
ZONING DISTRICT: *Current* – Corridor Commercial (CC)
Proposed – Form Base Urban Neighborhood 2 (FB-UN2)

REQUEST:

Glen Anderson, representing the property owner, is requesting a zoning map amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial). The applicant is requesting to change the zoning to FB-UN2 (Form Base Urban Neighborhood 2) and to add this site/corner to a list of other sites in the FB-UN2 that allow buildings up to 65 feet height. The property is currently occupied by a restaurant and a commercial building. The FB-UN2 generally includes buildings up to four (4) stories in height, and with taller buildings located on some street corner parcels. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.

The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density.



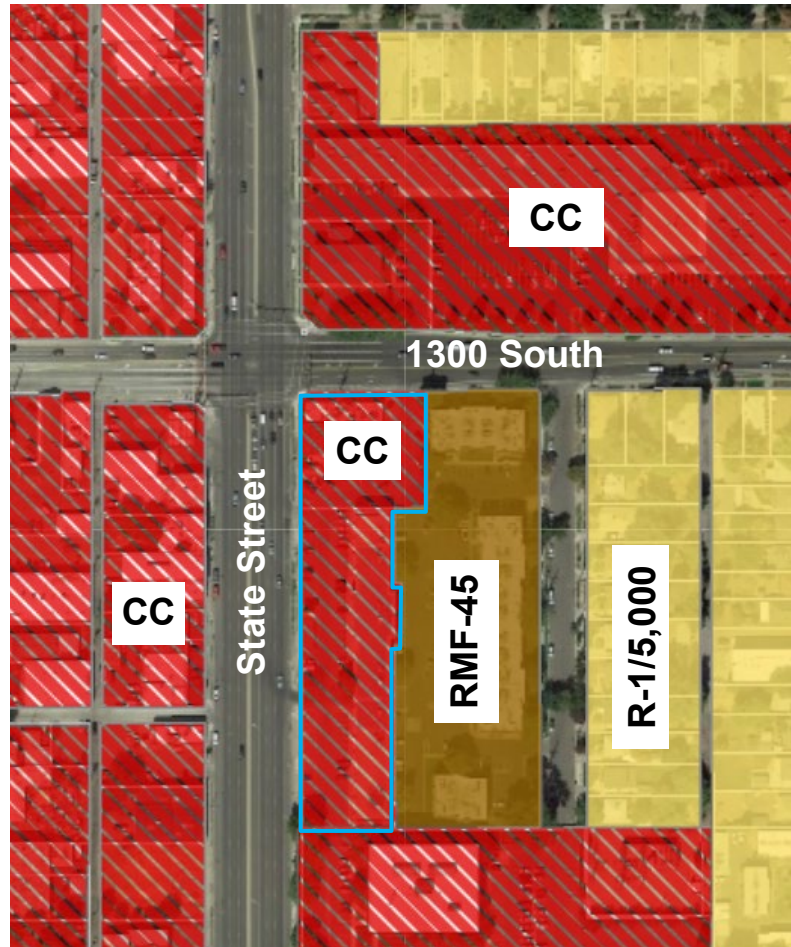
RECOMMENDATION:

Based on the findings listed in the staff report, Planning Staff recommends that the Planning Commission forward a favorable recommendation for the rezone request to the City Council with the condition that the That the two parcels, 1301 and 1321 South State Street, be consolidated before the ordinance is published.

Petition Description

The property is comprised of two lots that are currently occupied by a one-story restaurant, Coachman's, on the corner lot, and a two-story commercial building on the south lot. The lot in the corner is 0.57 acres (24,829 square feet) and the lot on the south is 1.2028 acres (52,394 square feet). The parking for both buildings is located between State Street and the front façade of the commercial building. The intent of the applicant after the rezoning is to demolish the existing buildings, combine the lots and build a mixed-use development with commercial on the ground floor and housing above.

The main reason the applicant is requesting this rezoning is to have additional height and density to build a mixed-use project which would include housing that is financially attainable, and owner occupied. The applicant has provided a detailed narrative about the reasons for this request and how they believe it complies with the City's considerations for a rezone in Attachment A.



KEY ISSUES:

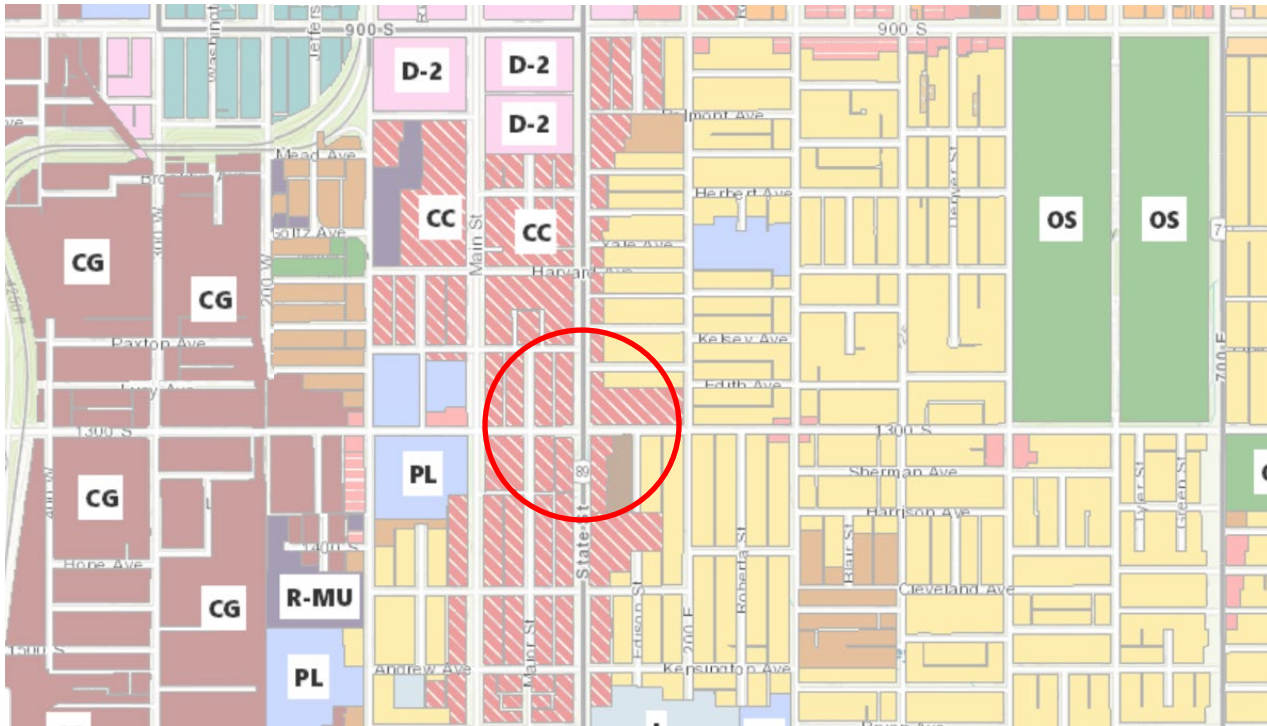
The considerations below were identified through the analysis of the proposal and the zoning amendment consideration standards:

1. CC and FB-UN2 Zoning Development Potential
2. Additional Height on the Corner Lot
3. Compatibility with Adjacent Properties

Issue 1: CC and FB-UN2 Zoning Development Potential

This site is located at a key intersection of 1300 South and State Street. State Street is an important gateway to Salt Lake City and 1300 South is a major east/west arterial street. State Street was traditionally the boundary between housing and commercial/industrial areas and much of the zoning, between 900 South and 2100 South, on State Street is CC (Corridor Commercial).

Staff finds that a development according to the CC zoning standards could be a missed opportunity for this corner of State Street and 1300 South.



Zoning on and surrounding State Street & 1300 South

The following is a comparison of zoning reequipments between the CC and the FB-UN2 zones:

Zoning Standard	CC Zone	FB-UN2 Zone
Front Setback*	15' 25' Max. for 35% (SSSC Overlay)	0 Minimum 10' Maximum
Corner Side Yard	15'	0 Minimum 10' Maximum
Interior Side Yard	0	15' adjacent to single family or FB-UN1
Rear Yard	10'	20' adjacent to single family or FB-UN1
Height	30' with additional 15' through the Design Review process	50' or 65' on some corner lots
Lot Size (minimum)	10,000 square feet	4,000 square feet
Lot Width	75'	30'
Parking	<ul style="list-style-type: none"> • 1 per 1br Unit • 2 per 2br Unit • 2 per 1,000 sq. ft. retail 	No minimum

** Structures located within the CC Corridor Commercial Base Zoning District and the SSSC South State Street Corridor Overlay District are exempted from the minimum front yard setback requirement and have a maximum front yard setback*

The zones also differ in the design standards required for development, with the FB-UN2 zone having more standards that encourage pedestrian engagement and visual interest:

Design Standards	CC Zone	South State Street Corridor	FB-UN2 Zone
Ground floor use			Yes
Ground floor use + visual interest			Yes
Building materials: ground floor			Yes
Building materials: upper floors			Yes
Glass: ground floor		Yes	Yes
Building entrances	Yes	Yes	Yes
Blank wall: maximum length		Yes	Yes
Upper floor step back			Yes
Balconies & Patios			Yes
Lighting: parking lot	Yes	Yes	
Screening of equipment and service area		Yes	
Pedestrian Connections			Yes
Open Space Area			Yes
Building Fenestration			Yes
Parking			Yes
Parking setback		Yes	Yes

CC Zoning

The purpose of the CC zoning is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets. State Street is over zoned for retail and under zoned for other uses.

CC zoning regulations do not encourage housing or high-density development because it limits the allowed height and requires high parking minimums and deep setbacks that can make mixed-use projects unfeasible. The setbacks discourage a walkable pedestrian environment along State Street. Lot depths are typically shallow, which, when combined with setback regulations, further limit development potential. This is a particular issue on the east side of State Street. These factors have prevented the corridor from achieving the critical mass of people, goods and services that make for the best urban areas.

South State Street Corridor Overlay District

The subject site is within the South State Street Corridor Overlay District. This area is generally aligned with the State/Main Street corridor from 900 South to 2100 South. This overlay has additional requirements: maximum setback, parking setback and it exempts front yard setback. Furthermore, there are three additional design requirements: ground floor glass, blank wall maximum and screening of equipment and service areas. The South State Street Corridor Overlay district maximum setback improves feasibility but does not overcome height limitations.

FB-UN2 Zoning

Zoning regulations and related design guidelines have a major impact on the types of development that occur in an area. Form based districts are intended to provide zoning regulations that focus on the form of development, the way buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

The purpose of the form-based districts is to create urban neighborhoods that provide the following:

1. People oriented places;
2. Options for housing types;
3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;
4. Transportation options;
5. Access to employment opportunities within walking distance or close to mass transit;
6. Appropriately scaled buildings that respect the existing character of the neighborhood;
7. Safe, accessible, and interconnected networks for people to move around in; and
8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.

Form based districts provide places for people to live, work, and play within a proximity. Regulations within form-based districts place emphasis on the built environment over land use. Design standards improve the FB-UN2 zone because they establish an acceptable standard of quality and design, such as:

- Greater Building Height for Higher Density
- Building Frontage
- Ground Floor Transparency
- Active Ground Floors
- Amenity Space
- Pedestrian Friendly
- Ground Floor Residential Treatments
- Parking Standards & Orientation

The considerations below were also contemplated while comparing the existing and proposed zones:

Housing/Mixed Use

The *Central Community Master Plan* future land use map shows this site as “Medium Residential/Mixed Use (10-50 dwelling units/acre). “Medium Density Residential Mixed Use” is defined in the plan as:

This land use designation allows integration of medium density residential and small business uses at ground floor levels. The intent is to increase population density to support neighborhood business uses, provide more housing units, and expand the use of common public facilities such as open space, libraries, schools, and mass transit.

The FB-UN2 zone does not completely match the “Medium Residential/Mixed Use” designation in the master plan. This zone allows for multi-family development without a density limitation, thus potentially exceeding the noted 10-50 dwelling units an acre. However, the CC zone being a lot more permissive, with lower height requirements, higher setbacks and higher parking requirements results in building mixed-use developments a lot harder. Whereas, the rezoning to the FB-UN2 zone would facilitate cost-effective mixed-use buildings and better urban form.

The Residential section of the master plan (see Attachment E) supports the changes this rezoning would bring.

Safety

One of the goals for the neighborhood of this site is to eliminate the problems associated with the pawnshops, prostitution, and undesirable activities on State Street. A lack of eyes on the street from evening activity and residents is partly to blame for the lack of safety.

Through the required design guidelines found in the FB-UN2, the development can provide more active street frontages through increased “eyes on the street”. Locating new buildings at or near the front property line helps to engage sidewalk activity, providing visual interest and variation for pedestrians. Transparent windows and doors on the ground floor of buildings increase the liveliness of a street. Passers-by can see the action inside, and those inside can watch people and keep eyes on the street; in turn creating a higher perception of safety and security.

Sustainability

Housing at this site would have a low impact on transportation needs being that the site is strategically located close to TRAX and bus routes. Also, higher density has the potential to create compact housing types that could reduce per household water and energy use, reducing infrastructure demands and housing costs.

Issue 2: Additional Height on Corner

The FB-UN2 allows taller height for buildings that are located at identified main street intersections. The purpose for the additional height is to incentivize development and activity at these corners and keep a distinction between the mid-block areas and intersections (lower buildings).

Part of this proposal is to include this site/corner with other corners that allow additional height. Reference to this site would be included to the Salt Lake City Zoning Ordinance, Table 21A.27.050E2. Since this is a site-specific addition to the zoning ordinance, a text amendment will not be necessary. Specifically, the proposal would add the underlined reference:

Table 21A.27.050E2
FB-UN2 Building Form Standards

Building Regulation		Building Form				
Building height and Placement:		Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South, <u>the southeast corner of 1300 South and State Street</u> and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade			

Meanwhile the subject site includes two parcels so the site would be added to the table above after the lots are consolidated. The lot consolidation would be a condition of approval.

Issue 3: Compatibility with Adjacent Properties

As part of a zoning amendment request, staff is directed to analyze how adjacent properties may be affected by a change in zoning to the property. In this case, the properties adjacent to this site are:

- East: is a multi-family parcel that is zoned RMF-45.
- South: is the Utah State Department of Workforce and Human Services that is zoned CC.
- West: Across the street there are several parcels with a variety of land uses such as retail, restaurants and a gas station that is zoned CC. And across the street, kitty corner to this site is a drive-inn restaurant that is zoned CC.
- North: Across the street there is a strip mall with a bank on the corner that is zoned CC.

The abutting property on the east is a multi-family residential that is zoned RMF-45 and serves as a buffer from the more intense land uses along State Street and the lower density neighborhood further east.

Both CC and FB-UN2 require a 7-foot landscape buffer between a residential property. The FB-UN2 also requires that floors rising above thirty feet (30') in height need to be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space. This step back does not apply to buildings that have balconies on floors rising above 30 feet in height.

DISCUSSION:

The proposal has been reviewed against the Zoning Amendment consideration criteria in Attachment F, including criteria regarding the proposed zoning's impact and compatibility on adjacent properties, and compatibility with the associated master plan.

Regarding compatibility with adjacent properties, CC zone is more permissive with development potentials and land use allowed, and the FB-UN2 zoning would allow higher density and height. The existing CC zone has very few design requirements, and the change to FB-UN2 will add additional design requirements that help ensure better public facing building design outcomes ensuring high quality, pedestrian oriented future development. Regarding master plan compatibility, the proposed FB-UN2 zoning generally fits within the master plan's designation for the property and may better promote some of the master plan's policies.

Due to these considerations, staff is recommending that the Commission forward a favorable recommendation on this request to the City Council.

NEXT STEPS:

The Planning Commission can provide a positive or negative recommendation for the proposed map amendment. The recommendation will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed zoning amendment. The City Council may make modifications to the proposal and approve or decline to approve the proposed zoning map amendment.

If the zoning map amendment is approved by the City Council, the property owner could propose development and/or land uses that meet the standards of the FB-UN2 zoning for the entire property.

The parcels will need to be consolidated either before the City Council approves the rezoning or if the City Council approves the rezoning before the parcels are consolidated, the ordinance would need to list a condition that it would be published upon the parcels being consolidated.

ATTACHMENTS:

- A. [Applicant's Narrative](#)
- B. [Property & Vicinity Photographs](#)
- C. [City Master Plan Policies](#)
- D. [Analysis of Standards – Zoning Map Amendment](#)
- E. [Public Process and Comments](#)
- F. [Department Review Comments](#)

ATTACHMENT A: **Applicant's Narrative**

We have been working with Nick Norris and Katia Pace with the Salt Lake City Planning Department over the past year to draw the information below. We have also met with the Liberty Park Neighborhood Council with members of the Ballpark Neighborhood Council present where we received an almost unanimous straw poll vote of support.

Purpose of the Zoning Amendment

We are requesting that parcels #16073580080000 and #16073580080000 currently zoned CC be changed to FB-UN2.

FB-UN2 allows mixed use at a greater density and is more in alignment with the proposed masterplan for the State Street Corridor. FB-UN2 allows for increased building height and density to facilitate a mixed use development that reinforces the cities masterplan. Changing the zoning to FB-UN2 provides a permissible avenue to achieve increased height and density through the design review process defined within this Zone. The increased density allows more units. This will lower the costs of the units making them more affordable. This is another goal of the master plan.

While the height is being increased the building mass will step back at the third floor reducing its impact on both State Street and the apartments to the east.

Description of the proposed development:

Create a medium density mixed use development that will reinforce the goals of the proposed State Street Master Plan. The development will consist of:

Provide Street level retail.

Ownership, vested interest: Provide Upper level affordable condominiums with open space.

Provide opportunity to own, a condominium instead of paying rent at close to the same cost.

Neighborhood awareness: Owners would be more likely than renters to monitor activities in the neighborhood.

Provide onsite secured parking for owners and their guests and patrons of the onsite retail establishments. The secured parking garage will help reduce car prowls in the area.

Provide Onsite storage units for residence.

Reasons why present zoning is not appropriate:

The State Street Community Reinvestment Plan (CURRENT DRAFT) defines the site as Commercial Corridor, "CC". This use encourages residential and commercial mid-rise construction with a mix of uses to include corner shops, small markets and housing. Midrise is typically between 4 to 11 stories. The proposed development is 5 stories. There are no height restrictions in the draft. The current Zoning of CC does not accommodate the intent of this Plan.

CC Zoning height is 30 feet with a 15 foot increase to 45 feet. This does not accommodate the density this site needs to achieve to be able to provide affordable condominiums

The setbacks in the CC zoning will not provide an adequate footprint to achieve the goals of this project. Narrowing the depth on the basement, first and second story will reduce the parking by almost 50%.

CC Zoning encourages mixed uses within the Zoning district but not necessarily in the same development or structure.

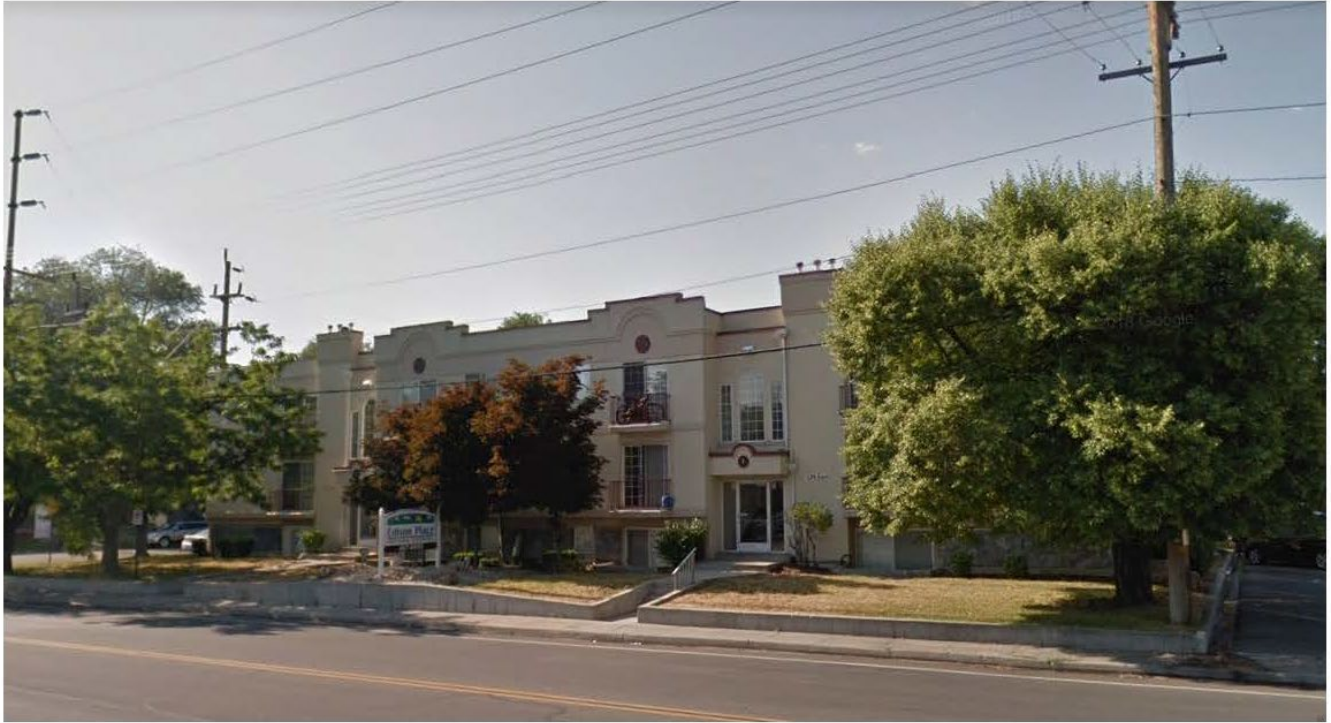
ATTACHMENT B: Property & Vicinity Photographs



Subject property – Coachmans Restaurant @ the corner of 1300 South and State Street



Subject property – Commercial building south of Coachmans Restaurant



Abutting property to the East – a multi-family parcel that is zoned RMF-45



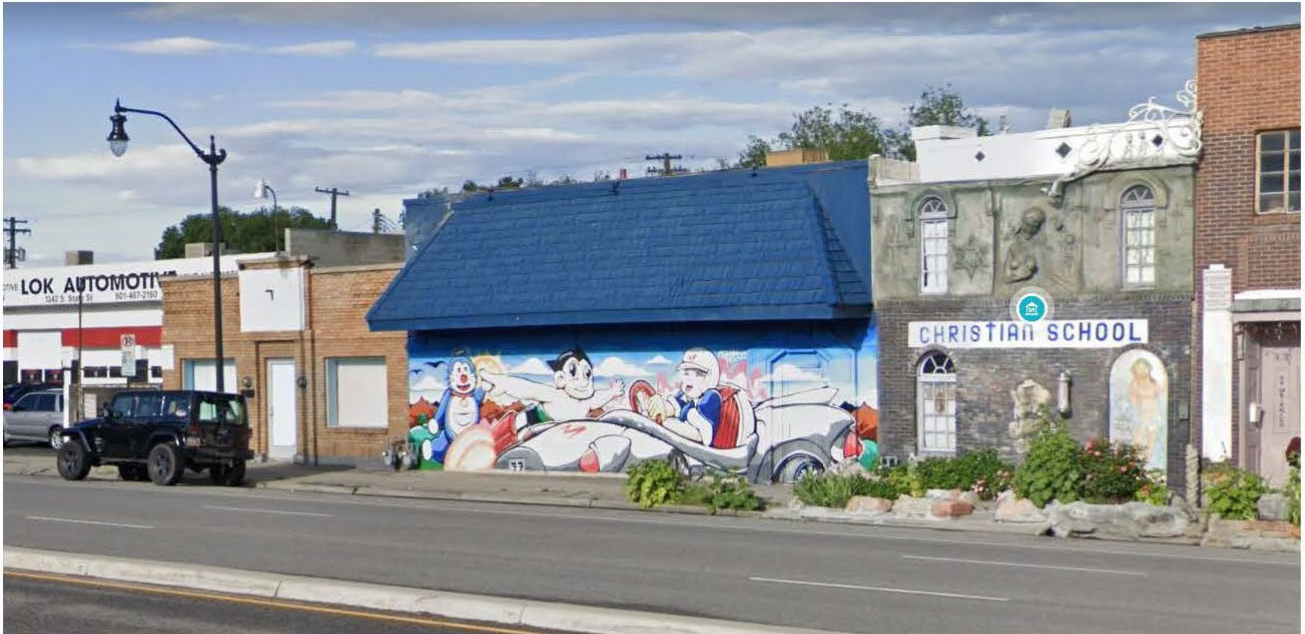
Abutting property to the South – Utah State Department of Workforce and Human Services, zoned CC



Looking West, across the street - kitty corner to this site is a drive-inn restaurant that is zoned CC



Looking West, across the street - a gas station that is zoned CC



Looking West, across the street - several parcels with a variety of land uses such as retail, and restaurants zoned CC



Looking West, across the street - several parcels with a variety of land uses such as retail, restaurants and a gas station zoned CC



Looking North, across the street - a strip mall with a bank in the corner zoned CC



Looking North, across the street - a strip mall with a bank in the corner zoned CC

ATTACHMENT C: City Master Plan Policies

Central Community Master Plan (2005)

The property is located within the Central Community Master Plan. The plan's future land use designation for the property is discussed in Key Consideration 2 of the report. The plan's text includes discussion about multi-family mixed-use development and includes a variety of general policies applicable to them. Those discussions and policies are included below:

Residential Land Use Section

The following policies from the Residential Land Use section of the Central Community Master Plan support the request for rezoning:

- **RLU-1.0** Based on the Future Land Use map, use residential zoning to establish and maintain a variety of housing opportunities that meet social needs and income levels of a diverse population.
- **RLU-1.5** Use residential mixed-use zones to provide residential land uses with supportive retail, service, commercial, and small-scale offices and monitor the mix of uses to preserve the residential component.
- **RLU- 2.0** Preserve and protect existing single- and multi-family residential dwellings within the Central Community through codes, regulations, and design review.
- **RLU-3.0** Promote construction of a variety of housing options that are compatible with the character of the neighborhoods of the Central Community.
- **RLU-3.1** Encourage residential land developers to build housing that provides residential opportunities for a range of income levels, age groups, and family size.
- **RLU-3.2** Encourage a mix of affordable and market-rate housing for owner occupancy throughout the Central Community. Encourage a mix of rental properties for those who cannot afford or do not choose home ownership.
- **RLU-4.0** Encourage mixed use development that provides residents with a commercial and institutional component while maintaining the residential character of the neighborhood.
- **RLU-4.1** Encourage the development of high-density residential and mixed-use projects in the Central Business District, East Downtown, and Gateway areas.
- **RLU-4.2** Support small mixed-use development on the corners of major streets that does not have significant adverse impacts on residential neighborhoods.

Commercial Land Use Section

Design and scale of commercial property within or adjacent to residential neighborhoods

The appearance of commercial developments that are adjacent to or surrounded by residential neighborhoods is an important issue. Desirable characteristics are clean storefronts, limited signage, compatible scale and building design, and landscaping that improves and complements the neighborhood character, rather than standardized corporate model buildings and logos. To promote local businesses, regulations should be appropriate but not overly restrictive and allow some design flexibility.

Mixed land use designations

The plan identifies new mixed-use designations to support livable communities. Most of these mixed-use areas are located near mass transit centers and light rail stations in the higher-density and commercial-intensive neighborhoods of the Central Community.

Urban Design Section

- **Policy UD-1.0** Support establishment of guidelines, and regulations for urban design to improve the quality of living in the Central Community.
- **UD-1.2** Support zoning regulations that provide opportunities for unique and creative urban design solutions.
- **UD-1.4** Administer urban design through zoning regulations where possible.

Discussion: One of the key matters emphasized throughout the Central Community Master Plan is compatibility. The plan speaks repeatedly about compatibility of new residential and commercial development with existing neighborhoods. In this case, the zoning proposal is not directly adjacent to low-scale residential zoning, reducing the potential for significant negative impacts.

The Master Plan also speaks to urban design requirements being put in place in the zoning to “improve the quality of living in the Central Community.” The proposed zoning includes more regulations to ensure quality urban design for larger developments versus the existing zoning. The proposed zoning will also continue to allow for mixed-use development. The zoning also implements additional design guidelines for the property as noted as an implementation measure in the plan.

Plan Salt Lake (2015)

The plan includes policies related to growth and housing in Salt Lake City, as well as related policies:

Neighborhoods:

- Create a safe and convenient place for people to carry out their daily lives.
- Support neighborhood identity and diversity.
- Encourage and support local businesses and neighborhood business districts.
- Provide opportunities for and promotion of social interaction.

Growth:

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City’s population.

Housing:

- Access to a wide variety of housing types for all income levels throughout the City, providing the basic human need for safety and responding to changing demographics.
- Increase diversity of housing types for all income levels throughout the city.
- Increase the number of medium density housing types and options.
- Enable moderate density increases within existing neighborhoods where appropriate.

Air Quality:

- Increase mode-share for public transit, cycling, walking, and carpooling.
- Minimize impact of car emissions.
- Reduce individual and citywide energy consumption.

Discussion: Plan Salt Lake encourages a access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing

demographics and opportunity for social interaction, and services needed for the wellbeing of the community therein. These are goals that would be better met with the rezoning from CC to FB-UN2.

State Street Community Reinvestment Area Plan

One of the Redevelopment Agency (RDA) of Salt Lake City project areas is the State Street Project Area. The project is bounded by 2100 South and 300 South on the south and north; Interstate-15, 200 West, and West Temple on the west; and 200 East on the east.

The overarching vision of the State Street Project Area is to promote a livable urban community with a strong urban design identity that preserves and enhances the integrity of its existing residential neighborhoods.

Anticipated changes through redevelopment and revitalization of the Project Area (related to this project):

- It is anticipated that underutilized and vacant land will be returned to productive use, thereby helping to reduce crime and improving the physical environment of the neighborhood. This CRA Plan envisions more people living, working, and shopping on State Street and in the State Street Project Area, bringing new life to the area, and taking advantage of the proximity to the downtowns of both Salt Lake City and South Salt Lake. These changes will likely result in an increase in the number of housing units in this area, and likely an increase in both the housing and commercial density in the Project Area.
- Although it is anticipated that current single-family land uses will be retained, it is likely that increases in building intensity and development of underutilized/vacant land would result in increased population densities.
- It is anticipated that there will be an increase in new, mixed-use infill developments that will increase building intensities overall in the project area. Buildings with multiple uses, such as ground floor retail with housing above, will increase the use and activity of the buildings and bring additional people to the project area overall.

Standards to guide project area development (related to this project):

- Encourage the highest aesthetic standards possible using durable materials while at the same time providing the greatest possible public value that meets current and future needs.
- Support population growth and stability by providing opportunities for housing, mixed-use development, and appropriate-scale commercial development while stabilizing existing neighborhoods.
- Work with Salt Lake City Planning Division to review zoning codes in the project area and potentially make changes to zoning and allowable land use to promote walkable places and to allow development to evolve with the changing market.

Objective 4: Housing

- High-quality housing options to provide housing stability for existing residents and establish the area as an option for increased residential capacity and live-work opportunities.

Discussion: The vision of the State Street Project Area, to promote a livable urban community with a strong urban design identity that preserves and enhances the integrity of its existing residential neighborhoods is consistent with this rezoning request through higher aesthetic, with support for population growth, mixed-use development and provide the area with options for increased residential capacity.

Life on State (Draft)

In addition to the adopted master plans listed above, Salt Lake City and South Salt Lake have worked together to study improvements and development opportunities along the State Street corridor. The outcome of this study was a plan, *Life on State*, which has not been adopted. However, this draft formulated a vision for a better street and recommendations for zoning and other development regulations. The draft plan calls for more density along State Street and more height as well as development that better engages the sidewalk and street. Public engagement discussions during the planning process elicited positive attitudes toward higher density, mixed-use development to get more people living and working along State Street and to keep rents affordable. The proposed rezoning corresponds to that vision.

ATTACHMENT D: Analysis of Standards – Zoning Map Amendment

ZONING MAP AMENDMENT

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	The proposed amendment is generally consistent with the goals and policies of the applicable master plans.	<p>Consistency of the zone with the Central Community Master Plan is discussed under Issue 1. While the proposed zoning designation doesn't completely align with all the aspects discussed in the Future Land Use designation for the property, it complies with its intent in supporting mixed-use development.</p> <p>The Central Community Master Plan encourages mixed-use development with higher density and better design guidelines to support livable communities on the corner of major streets.</p> <p>Plan Salt Lake promotes common policies, like neighborhoods that provide better interaction, development close to transportation, diversity of housing and more efficient use of energy. These goals will be better achieved if the zoning of the corner of 1300 South and State Street is rezoned from the CC zone to the FB-UN2.</p> <p>The rezoning is consistent with the vision of the State Street Project Area, by promoting higher aesthetic through additional design guidelines, with support for population growth through additional height, and mixed-use development.</p>
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance.	The proposal generally furthers the specific purpose statements of the zoning ordinance.	<p>The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</p> <ul style="list-style-type: none"> A. Lessen congestion in the streets or roads; B. Secure safety from fire and other dangers; C. Provide adequate light and air; D. Classify land uses and distribute land development and utilization; E. Protect the tax base; F. Secure economy in governmental expenditures; G. Foster the city's industrial, business and residential development; and H. Protect the environment.

		<p>The CC zone being a lot more permissive, with lower height requirements, higher setbacks, higher parking requirements and the lack of design standards can result in underutilized land. Whereas, the rezoning to the FB-UN2 zone would facilitate cost-effective mixed-use building and better urban form that could improve safety with active street frontage and better sustainable projects (see Issue 1 for more details).</p>
<p>3. The extent to which a proposed map amendment will affect adjacent properties;</p>	<p>The change in zoning is not anticipated to create any substantial new negative impacts that wouldn't be anticipated with the current zoning.</p>	<p>Most of State Street from 900 South to the city boundary at 2100 South is zoned CC or Institutional. The current auto-oriented land uses reflect the zoning. The residential component of the FB-UN2 can provide the population to support commercial and institutional land uses.</p> <p>See additional discussion on Issue 3 of this report.</p>
<p>4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards</p>	<p>The subject site is within the South State Street Corridor Overlay District.</p>	<p>This overlay has additional requirements: maximum setback, parking setback and it exempts front yard setback. Furthermore, there are three additional design requirements: ground floor glass, blank wall maximum and screening of equipment and service areas.</p> <p>The requirements and design guidelines are similar if not stricter in the FB-UN2 zoning than the overlay and therefore will not impose additional standards.</p>
<p>5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.</p>	<p>The proposal does not increase the need for improvements beyond that required by existing zoning allowances.</p>	<p>The site is located within a developed area of the City. The change of zoning is not likely to increase the need for roadways, parks, recreation facilities, police, fire protection, or schools. Any future development would be reviewed by the Public Utilities department and if additional water or sewer capacity is required to serve the property, the owner/developer would need to make the necessary public improvements.</p>

ATTACHMENT E: **Public Process and Comments**

Public Notice, Meetings, and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Project notification sent out May 18, 2020 to Liberty Wells, Central City, and Ball Park community councils.
- Notices were mailed to property owners/residents within ~300 feet of the proposal on June 3, 2020
- Liberty Wells Community Council online meeting on June 10, 2020
 - The applicant responded to questions about the number of units desired for a potential project, about how it complied with the master plan and about parking. The applicant responded that the number of units had not been confirmed at the time and that the project would provide parking according to the necessity of the project.
 - Response to the request was positive.
- Online Open House June 18, 2020
- Notice of the public hearing for the proposal included:
 - Public hearing notice mailed on August 12, 2020
 - Public hearing notice posted on August 12, 2020
 - Public notice posted on City and State websites and Planning Division list serve on August 11, 2020

Public Input:

Five emails were received. Four in favor of the rezoning and one against the removal of Coachman's Restaurant and gentrification of the area. Please see emails attached.

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) 1301 and 1321 Zoning Amendment
Date: Tuesday, June 16, 2020 2:04:16 PM

Hi there,

I live on Coatsville just off of State Street, and fully support this zoning amendment. I think adding density and mixed-use developments will increase the walkability and safety of the neighborhood as well as add vibrancy to the State Street corridor.

Thanks!
Janine Donal |
[REDACTED]

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) Coachman's Feedback
Date: Wednesday, June 10, 2020 6:58:11 AM

Hello!

I'm not sure what the proper channel is to provide community feedback for the new development at the Coachman's location. I found your contact info in the East Liberty Park Neighborhood meeting about the topic.

I'm stoked to see that building torn down. Any place that has to have a sign saying "Come in you'll be pleasantly surprised" has got to go. The food is less than mediocre. We can do better! If only this new development would extend up to 17th to that awful blue/white eye sore. With so many other areas of SLC getting facelifts, I'm thrilled to see it in the works for State street, too.

Best,

[REDACTED]

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) Public Comment in support of Petition Number: PLNPCM2020-00328
Date: Monday, June 8, 2020 9:00:56 AM

Katia,

I am a resident of the neighborhood, and want to express support for this rezone. I think it is great they want to make changes to this property, and even better if they utilize a ped friendly zoning code to do so.

Than you,

Megan, [REDACTED]

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) Rezoning of 1300s and State
Date: Wednesday, June 10, 2020 11:26:21 PM

I am against the rezoning. Vehemently opposed. I do not want Coachmans forced out. I'd love to see some other locations along state street improved but not this gentrification and upending of wonderful establishments that may happen

I am a resident of [REDACTED] in SLC. Please note my opposition

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Pace, Katia](#)
Subject: (EXTERNAL) Zone change
Date: Thursday, August 20, 2020 11:09:05 AM

As a member of the community, with a background in City Planning and place making I fully support the zone change request at 1301 S State and adjacent parcel. Increasing heights and creating more truly mixed use areas in the City will have many positive impacts.

Greater heights adjacent to wide street has been proven to reduce traffic speeds. While the allowable heights won't allow for the ideal traffic calming heights, (as tall as or taller than the width of the adjacent street) greater heights are still an benefit.

A project here will bring additional residents to the neighborhood, creating more invested residents, as well as increasing the population base for retail in the area.

State street is hugely under utilized as far as the density that it could accommodate.

Kyle R Deans
84101

ATTACHMENT F: **Department Review Comments**

Planning Staff Note: As this rezone does not substantially change the development potential of the site and no immediate development has been proposed with the application, City departments, including Forestry, Police, Building Services, Fire, Engineering, Transportation, and Public Utilities did not have issues with the rezone.

3. PLANNING COMMISSION

C. Agenda/Minutes

August 26, 2020

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA THIRD AMENDMENT

This meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b)

August 26, 2020, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

This Meeting will **not** have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Planning Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Planning Commission meetings, they are available on the following platforms:

- YouTube: www.youtube.com/slclivemeetings
- SLCTv Channel 17 Live: www.slctv.com/livestream/SLCtv-Live/2

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; planning.comments@slcgov.com or connect with us on Webex at:

- <http://tiny.cc/slc-pc-08262020>

Instructions for using Webex will be provided on our website at SLC.GOV/Planning

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM

APPROVAL OF MINUTES FOR AUGUST 12, 2020

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **Rosewood Park Alley & Street Vacation** - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**
2. **West End Alley Vacation at approximately 740 West 900 South** - Maximilian Coreth, property owner, is requesting to vacate a small triangular portion of the alley abutting the west side of the property at the above said address. This is not a request to vacate the entire alley. The applicant is requesting to vacate this portion of the alley in order to acquire the property to square off the southwestern corner of his property for future development. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

3. ~~**Izzy South Design Review at approximately 534 East 2100 South**~~ — Ryan McMullen, Applicant, is requesting Design Review approval for a proposed 71-unit mixed use building located at approximately ~~534 East 2100 South~~. The Applicant is requesting a modification to the building to accommodate architectural features on the front-facing facade of the proposed building. The property is zoned CB (Community Business) and is located within Council District 7, represented by Amy Fowler. (Staff Contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case number PLNPCM2020-00222**

POSTPONED

4. ~~**Gateway Storage Planned Development at approximately 134 South 700 West**~~ — Austin Lundskeg, Applicant, is requesting Planned Development and Design Review approval of a proposed self-storage facility at approximately 134 South 700 West. The property is zoned ~~CB~~ within Council District 4, represented by Analia Valdemoros. (Staff contact: Caitlyn Miller at (385) 202-4689 or caitlyn.miller@slcgov.com) **Case numbers PLNPCM2020-00182 and PLNPCM2020-00399**

POSTPONED

5. ~~**Stanford Commons Planned Development & Preliminary Subdivision at approximately 2052 E Michigan Avenue**~~ — Jessica Sluder from Alta Development Group, LLC, representing the property owner, is requesting approval for a new residential development at the above listed address. The property owner is requesting a pool area on the site and subdividing the property into three (3) single-family attached dwellings. The proposed project is subject to the following petitions:

POSTPONED

- a. ~~**Planned Development**~~ — Planned Development is requested to modify the required front yard setback, grade changes greater than four feet (4') within a required yard and required lot area from 3,000 square feet to approximate lot area ranging between 2,000 and 2,500 square feet for the new lots. **Case number PLNPCM2020-00230**
- b. ~~**Preliminary Subdivision**~~ — Preliminary Plat approval is needed to create four (4) new lots. **Case number PLNSUB2020-00231**

The property is zoned RMF-30 (Low Density Multi-Family Residential) and is located within Council District 6, represented by Dan Dugan (Staff contact: Linda Mitchell at (385) 386-2763 or linda.mitchell@slcgov.com)

6. **Zoning Map Amendment at approximately 1301 & 1321 South State Street** - Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density. The properties are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00328**

7. **ADU & Special Exception at approximately 1362 South 1300 East** - Dwight Yee, property owner representative, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) in the rear yard of the property located at 1362 S 1300 E. The ADU will measure 640 square feet with a height of approximately 16 1/2 feet. The applicant is also requesting Special Exception approval for grade changes and retaining walls exceeding 4 feet in height. The requested grading and retaining walls are located within the rear and side yards. The property is zoned R-1/5,000 Single-Family Residential and is located within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (801) 535-7660 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00358 & PLNPCM2020-00454**

For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

SALT LAKE CITY PLANNING COMMISSION MEETING

**This meeting was held electronically pursuant to Salt Lake City Emergency Proclamation
No. 2 of 2020 (2)(b)
Wednesday, August 26, 2020**

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:17 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Vice Chairperson, Brenda Scheer; Commissioners; Maurine Bachman, Amy Barry, Carolyn Hoskins, Jon Lee, Matt Lyon, Andres Paredes, Sara Urquhart, and Crystal Young-Otterstrom. Chairperson Adrienne Bell was excused.

Planning Staff members present at the meeting were: Nick Norris, Planning Director; Michaela Oktay, Planning Deputy Director; Paul Nielson, Attorney; Chris Earl, Associate Planner; Katia Pace, Principal Planner; Amanda Roman, Principal Planner; and Rosa Jimenez, Administrative Secretary.

Michaela Oktay, Planning Deputy Directory provided participation information for the public.

APPROVAL OF THE AUGUST 12, 2020, MEETING MINUTES. [5:32:32 PM](#)

MOTION [5:32:41 PM](#)

Commissioner Bachman moved to approve the August 12, 2020 meeting minutes. Commissioner Lee seconded the motion. Commissioners Barry, Bachman, Paredes, Hoskins, Young-Otterstrom, Lee, and Lyon voted “Aye”. Commissioner Urquhart abstained from voting as she was not present for the said meeting. The motion passed 7-1.

REPORT OF THE CHAIR AND VICE CHAIR [5:34:09 PM](#)

Chairperson Bell was not present for the said meeting.

Vice Chairperson Scheer stated she had nothing to report.

REPORT OF THE DIRECTOR [5:34:17 PM](#)

Nick Norris, Planning Director, provided the commission with updates on projects that the commission has previously seen that are now up before the City Council.

[5:40:09 PM](#) Vice Chairperson Brenda Scheer read the emergency proclamation.

[5:41:16 PM](#)

Rosewood Park Alley & Street Vacation - Olga Crump of the Real Estate Services Department of Salt Lake City is requesting alley and street vacations within Rosewood Park in order to consolidate the property to simplify the permitting process for future improvement projects. These streets and alleys were platted as part of the Kinney and Gourlay's Improved Subdivision, recorded in 1887, but were never constructed. These requests were brought before the Planning Commission on January 22, 2020 seeking a recommendation for a street closure and alley vacation. The request for a street closure has been amended and is now a request for a street vacation. The property is zoned OS (Open Space) and is located within Council District 1, represented by James Rogers. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case numbers PLNPCM2019-01036 & PLNPCM2019-01037**

Christopher Earl, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council with the conditions listed in the staff report.

PUBLIC HEARING [5:46:07 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [5:46:51 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, the policy considerations for street vacation and alley vacation, and the input received I move that the Planning Commission forward a positive recommendation to the City Council for the street vacation and alley vacation proposed in PLNPCM2019-01036 and PLNPCM2019-01037 with the condition listed in the staff report.

Commissioner Urquhart seconded the motion. Commissioners Barry, Bachman, Urquhart, Paredes, Hoskins, Young-Otterstrom, Lee and Lyon voted “Aye”. The motion passed unanimously.

[5:48:30 PM](#)

West End Alley Vacation at approximately 740 West 900 South - Maximilian Coreth, property owner, is requesting to vacate a small triangular portion of the alley abutting the west side of the property at the above said address. This is not a request to vacate the entire alley. The applicant is requesting to vacate this portion of the alley in order to acquire the property to square off the southwestern corner of his property for future development. The property is zoned M-1 (Light Manufacturing) and is located within Council District 2, represented by Andrew Johnston. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00268**

Christopher Earl, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council with the conditions listed in the staff report.

Max Coreth, representing the property owners, was available for questions.

PUBLIC HEARING [5:55:24 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [5:56:58 PM](#)

Commissioner Urquhart stated, based on the findings and analysis in the staff report, the policy considerations for alley vacation, and the input received I move that the Planning Commission forward a positive recommendation to the City Council for the alley vacation proposed in PLNPCM2020-00268 with the condition listed in the staff report.

Commissioner Hoskins seconded the motion. Commissioners Barry, Bachman, Urquhart, Paredes, Hoskins, Young-Otterstrom, Lee, and Lyon voted “Aye”. The motion passed unanimously.

[5:58:36 PM](#)

Zoning Map Amendment at approximately 1301 & 1321 South State Street - Glen Anderson, representing the property owner, is requesting a Zoning Map Amendment to rezone the properties at 1301 and 1321 S. State Street currently zoned CC (Corridor Commercial) to the FB-UN2 (Form Base Urban Neighborhood 2) zoning district. This zoning amendment will also add this corner to other sites/corners in the FB-UN2 that allow buildings up to 65 feet in height. The applicant feels that the intent of the FB-UN2 zoning district better aligns with the potential use of the corner lot and the potential for a new mixed-use building (to replace the existing buildings on the parcels). The FB-UN2 also has design standards that were created to reduce the impacts of increase height and density. The properties are located within Council District 5, represented by Darin Mano. (Staff contact: Katia Pace at (801) 535-6354 or katia.pace@slcgov.com) **Case number PLNPCM2020-00328**

Katia Pace, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Clarification of when the State Street plan, Life on State, will be adopted

Glen Anderson, applicant, provided further detailed information regarding the request.

PUBLIC HEARING [6:24:14 PM](#)

Vice-Chairperson Scheer opened the Public Hearing; seeing no one wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

MOTION [6:25:28 PM](#)

Commissioner Lyon stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the proposed map amendment, PLNPCM2020-00328, at 1301 and 1321 South State Street from CC to FB-UN2 with the condition listed in the staff report.

Commissioner Bachman seconded the motion. Commissioners Barry, Bachman, Urquhart, Paredes, Hoskins, Young-Otterstrom, Lee and Lyon voted "Aye". The motion passed unanimously.

[6:27:46 PM](#)

ADU & Special Exception at approximately 1362 South 1300 East - Dwight Yee, property owner representative, is requesting Conditional Use approval to construct a detached Accessory Dwelling Unit (ADU) in the rear yard of the property located at 1362 S 1300 E. The ADU will measure 640 square feet with a height of approximately 16 1/2 feet. The applicant is also requesting Special Exception approval for grade changes and retaining walls exceeding 4 feet in height. The requested grading and retaining walls are located within the rear and side yards. The property is zoned R-1/5,000 Single-Family Residential and is located within Council District 5, represented by Darin Mano. (Staff contact: Amanda Roman at (801) 535-7660 or amanda.roman@slcgov.com) **Case numbers PLNPCM2020-00358 & PLNPCM2020-00454**

Amanda Roman, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approval with the conditions listed in the staff report.

The Commission and Staff discussed the following:

- Clarification on whether there would still be a special exception for the retaining walls if there were no ADU

Dwight Yee, representative of the property owner, provided further detailed information.

The Commission, Staff and Applicant discussed the following:

- Clarification on retaining wall
- ADU setback clarification

PUBLIC HEARING [6:49:22 PM](#)

Vice-Chairperson Scheer opened the Public Hearing;

Cynthia – Stated her opposition of the request. She also raised concern with lack of parking.

Seeing no one else wished to speak; Vice-Chairperson Scheer closed the Public Hearing.

The Commission, Staff and Applicant further discussed the following:

- Clarification on onsite parking
- Whether the applicant can reduce the rear-yard setback to allow for more parking

Discussion was made to add possible conditions to the motion.

FIRST MOTION [7:16:09 PM](#)

Commissioner Bachman stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the request for Conditional Use for an accessory dwelling unit (ADU) at 1362 S 1300 E, as presented in petition PLNPCM2020-00358, with the conditions listed in the staff report.

Commissioner Young-Otterstrom seconded the motion. Commissioners Barry, Bachman, Urquhart, Paredes, Hoskins, Young-Otterstrom, Lee, and Lyon voted “Aye”. The motion passed unanimously.

SECOND MOTION [7:18:09 PM](#)

Commissioner Bachman stated, based on the information listed in the staff report, the information presented, and the input received during the public hearing, I move that the Commission approve the Special Exception request for grading and retaining walls exceeding four feet (4') in height at 1362 S 1300 E, as presented in petition PLNPCM2020-00454, with the conditions listed in the staff report.

Commissioner Hoskins seconded the motion. Commissioners Barry, Bachman, Urquhart, Paredes, Hoskins, Young-Otterstrom, Lee, and Lyon voted “Aye”. The motion passed unanimously.

The meeting adjourned at [7:19:41 PM](#)

3. PLANNING COMMISSION

E. Staff Presentation Slides

August 26, 2020



Salt Lake City Planning Commission



August 26, 2020



Zoning Map Amendment

@

1301 and 1321 South State Street

from:

Corridor Commercial (CC)

to:

Form Base Urban Neighborhood 2 (FB-UN2)



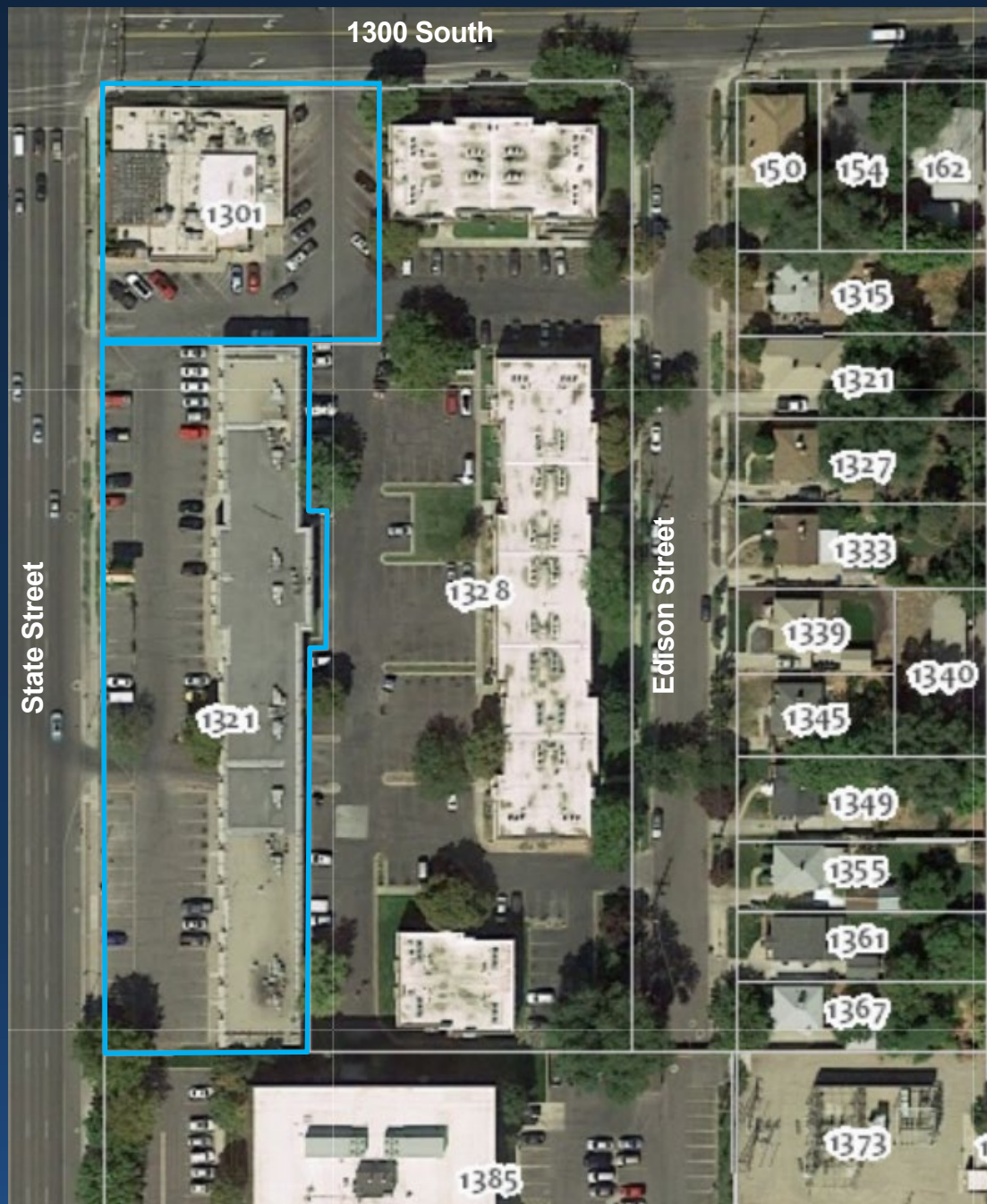
Applicant would like to:

1. Consolidate the two parcels
2. Remove existing buildings
3. Build a mixed-use building – owner occupied and financially attainable



Recommendation:

For the Planning Commission to recommend approval to the City Council. According to the following analysis and condition.

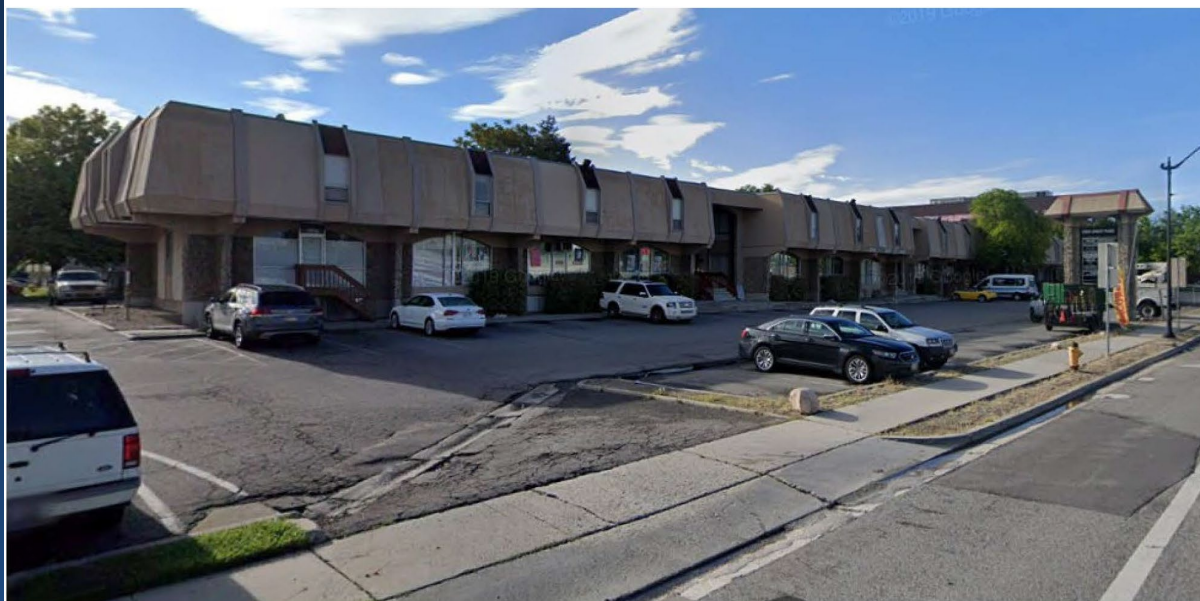


Site:

1301 & 1321 S.
State Street



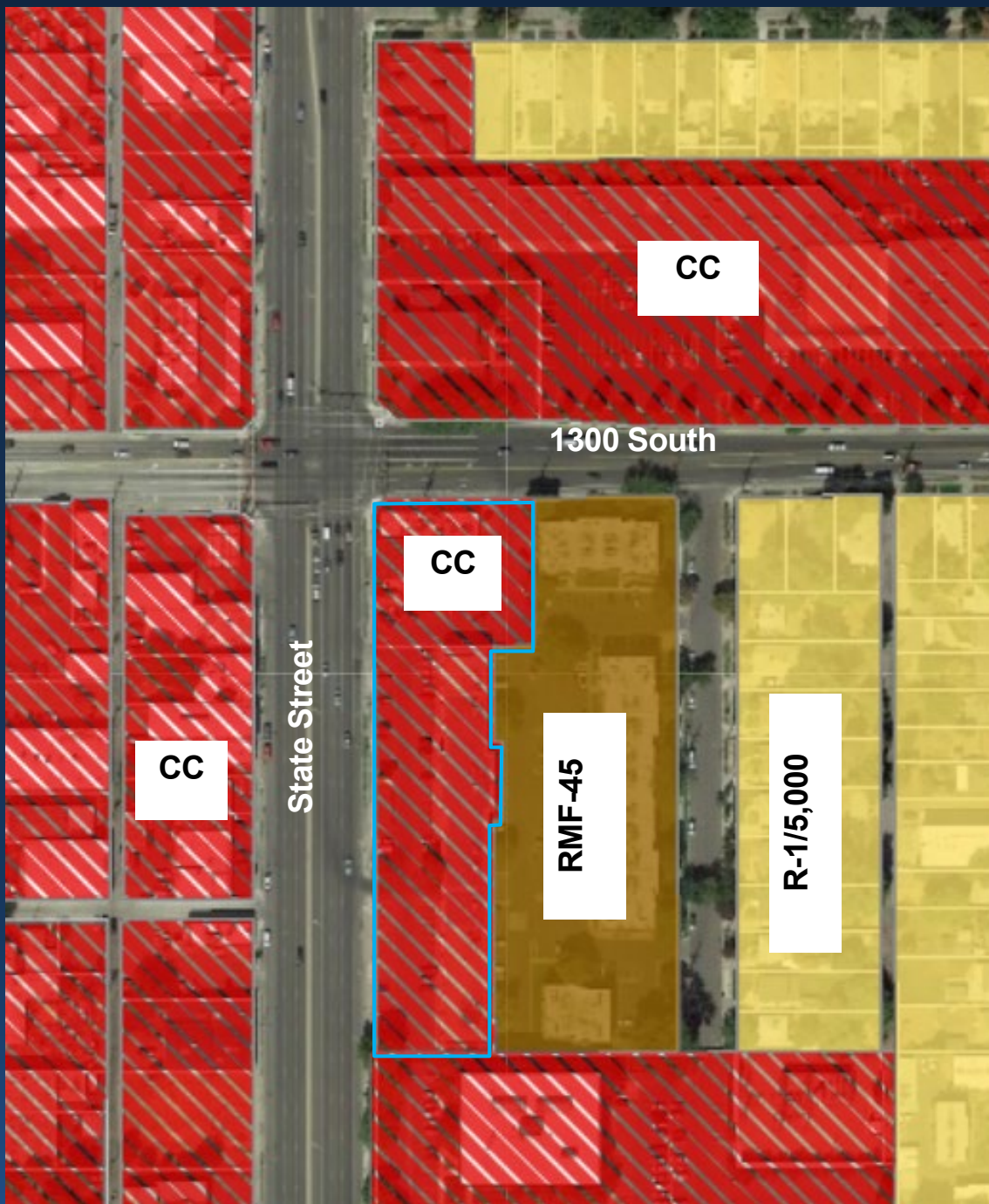
Subject property – Coachmans Restaurant @ the corner of 1300 South and State Street



Subject property – Commercial building south of Coachmans Restaurant

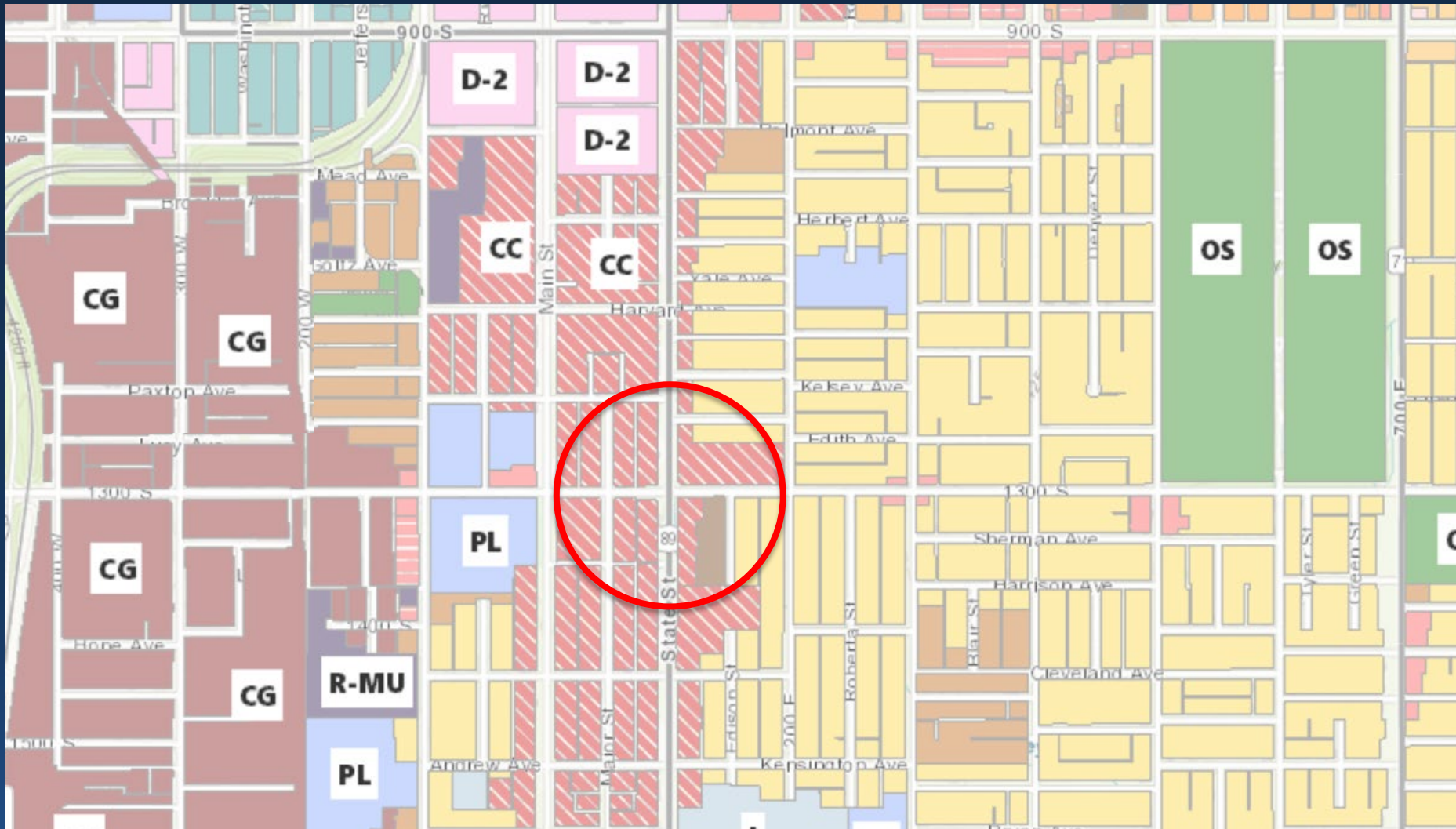


Current Zoning



Key Intersection

- State Street is an important gateway to Salt Lake City
- 1300 South is a major east/west arterial street



Plans applicable to this site:



Plan Salt Lake

- *access to a wide variety of housing types*
- *basic human need for safety*
- *social interaction, and services needed for the wellbeing of the community*

Central Community Master Plan

- *urban design requirements to “improve the quality of living in the Central Community*
- *need for safety*
- *new mixed-use designations to support livable communities*

Plans applicable to this site:



RDA Project Area

- *higher aesthetic*
- *support for population growth*
- *mixed-use development options for increased residential capacity*

Life on State (Draft)

- *more density along State Street*
- *more height*
- *development that better engages the sidewalk and street*

Zoning:



Current Zoning:

- Corridor Commercial (CC)
- State Street Overlay

Proposed Zoning:

- Form Base Urban Neighborhood 2 (FB-UN2)
- State Street Overlay

Zoning Comparison



CC zoning requires more setbacks, more parking and less height/density

Zoning Standard	CC Zone	FB-UN2 Zone
Front Setback*	15' 25' Max. for 35% (SSSC Overlay)	0 Minimum 10' Maximum
Corner Side Yard	15'	0 Minimum 10' Maximum
Interior Side Yard	0	15' adjacent to single family or FB-UN1
Rear Yard	10'	20' adjacent to single family or FB-UN1
Height	30' with additional 15' through the Design Review process	50' or 65' on some corner lots
Lot Size (minimum)	10,000 square feet	4,000 square feet
Lot Width	75'	30'
Parking	<ul style="list-style-type: none">• 1 per 1br Unit• 2 per 2br Unit• 2 per 1,000 sq. ft. retail	No minimum



Design Guidelines Comparison

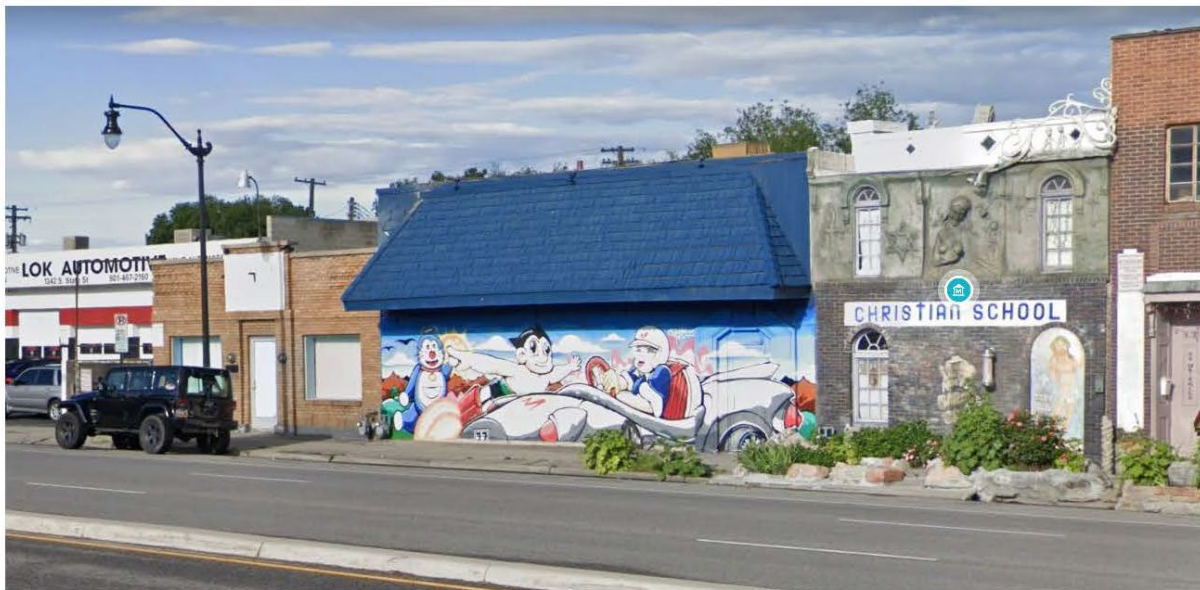
FB-UN2 has more design guidelines

Design Standards	CC Zone	South State Street Corridor	FB-UN2 Zone
Ground floor use			Yes
Ground floor use + visual interest			Yes
Building materials: ground floor			Yes
Building materials: upper floors			Yes
Glass: ground floor		Yes	Yes
Building entrances	Yes	Yes	Yes
Blank wall: maximum length		Yes	Yes
Upper floor step back			Yes
Balconies & Patios			Yes
Lighting: parking lot	Yes	Yes	
Screening of equipment and service area		Yes	
Pedestrian Connections			Yes
Open Space Area			Yes
Building Fenestration			Yes
Parking			Yes
Parking setback		Yes	Yes

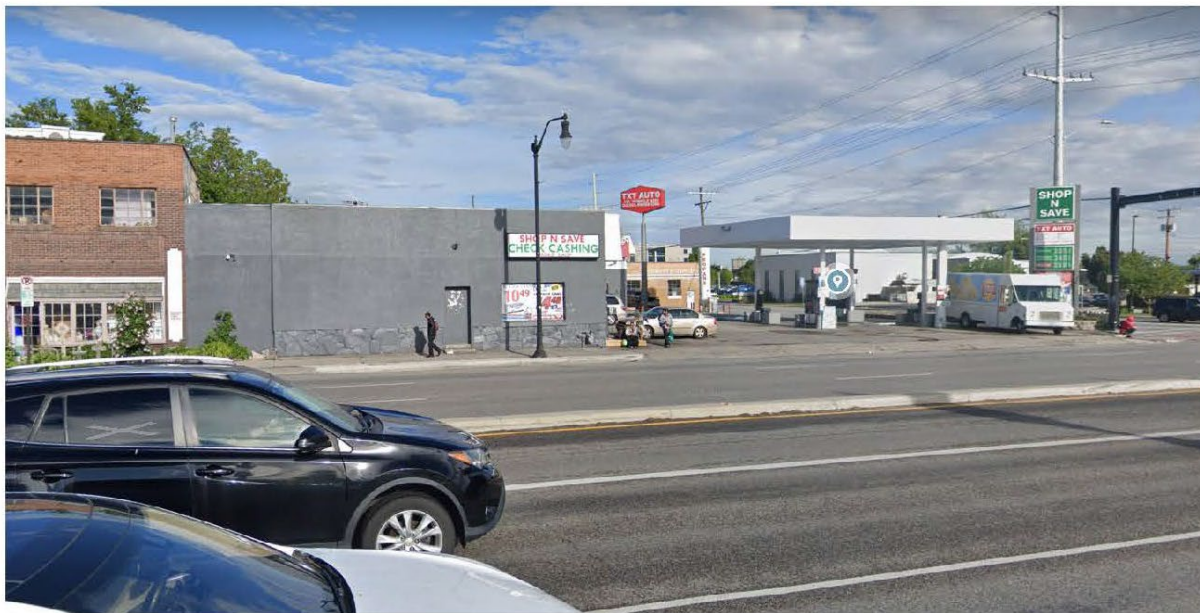


Properties Across the Street:

- Commercial
- Lower Height



Looking West, across the street - several parcels with a variety of land uses such as retail, and restaurants zoned CC



Looking West, across the street - several parcels with a variety of land uses such as retail, restaurants and a gas station zoned CC



Looking West, across the street - kitty corner to this site is a drive-inn restaurant that is zoned CC

Properties Across the Street:

- Drive-through
- Parking in front



Looking West, across the street - a gas station that is zoned CC



Properties Across the Street:

- Drive-through
- Parking in front



Looking North, across the street - a strip mall with a bank in the corner zoned CC

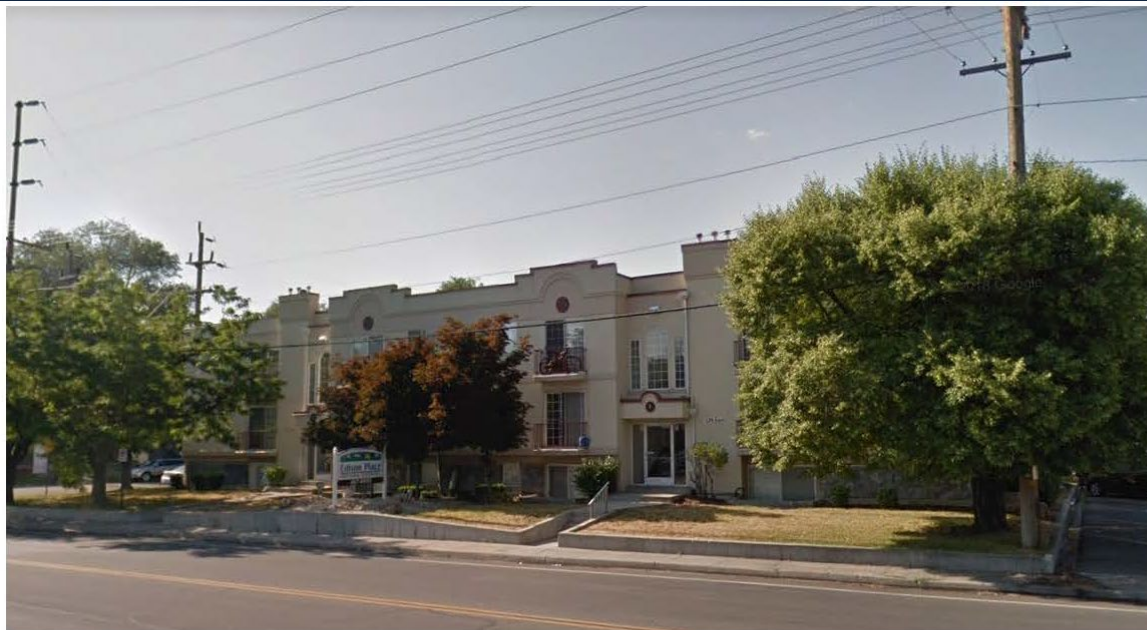


Looking North, across the street - a strip mall with a bank in the corner zoned CC



Adjacent Properties:

- Multi-family residential
- Government office building



Abutting property to the East – a multi-family parcel that is zoned RMF-45



Abutting property to the South – Utah State Department of Workforce and Human Services, zoned CC



Findings:

Staff finds that development under the CC zone does not encourage the type of development the different master plans call for.



Findings:

The type of development in the FB-UN2 has the potential for:

- Additional housing
- To be more sustainable
- To be safer
- Better designed



Condition of Approval:

In order to add this site to other corner sites the parcels will need to be consolidated.

Table 21A.27.050E2
FB-UN2 Building Form Standards

Building Regulation		Building Form				
Building height and Placement:		Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
H	Height	2.5 stories, 30' maximum from established grade	4 stories with a maximum of 50'. 5 stories with a maximum of 65' on parcels located on the corners of West Temple at 800 or 900 South, 200 West at 700, 800 or 900 South, 200 West at Fayette Avenue, 300 West at 800 or 900 South, <u>the southeast corner of 1300 South and State Street</u> and in the area identified on Figure 21A.27.050C.1. All heights measured from established grade			

4. ORIGINAL PETITION



Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

1301 and 1321 South State Street

Name of Applicant:

Glenn Anderson

Phone:

801-908-8818

Address of Applicant:

3032 South 1030 West, South Salt Lake, UT 84119

E-mail of Applicant:

glenn@gaarch.com

Cell/Fax:

801-201-7718

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☒ Architect

☐ Other:

Name of Property Owner (if different from applicant):

Mike Nichols

E-mail of Property Owner:

mike@tray-tag.com

Phone:

801-577-1020

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- Map Amendment:** filing fee of \$1,034, plus \$121 per acre in excess of one acre
- Text Amendment:** filing fee of \$1,035, plus \$100 for newspaper notice.
- Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input type="checkbox"/> | Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed. |

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

We have been working with Nick Norris and Katia Pace with the Salt Lake City Planning Department over the past year to draw the information below. We have also met with the Liberty Park Neighborhood Council with members of the Ballpark Neighborhood Council present where we received an almost unanimous straw poll vote of support.

Purpose of the Zoning Amendment

We are requesting that parcels #16073580080000 and #16073580080000 currently zoned CC be changed to FB-UN2.

FB-UN2 allows mixed use at a greater density and is more in alignment with the proposed masterplan for the State Street Corridor. FB-UN2 allows for increased building height and density to facilitate a mixed use development that reinforces the cities masterplan. Changing the zoning to FB-UN2 provides a permissible avenue to achieve increased height and density through the design review process defined within this Zone. The increased density allows more units. This will lower the costs of the units making them more affordable. This is another goal of the master plan.

While the height is being increased the building mass will step back at the third floor reducing its impact on both State Street and the apartments to the east.

Description of the proposed development:

Create a medium density mixed use development that will reinforce the goals of the proposed State Street Master Plan. The development will consist of:

Provide Street level retail.

Ownership, vested interest: Provide Upper level affordable condominiums with open space.

Provide opportunity to own, a condominium instead of paying rent at close to the same cost.

Neighborhood awareness: Owners would be more likely than renters to monitor activities in the neighborhood.

Provide onsite secured parking for owners and their guests and patrons of the onsite retail establishments. The secured parking garage will help reduce car prowls in the area.

Provide Onsite storage units for residence.

Reasons why present zoning is not appropriate:

The State Street Community Reinvestment Plan (CURRENT DRAFT) defines the site as Commercial Corridor, "CC". This use encourages residential and commercial mid-rise construction with a mix of uses to include corner shops, small markets and housing. Midrise is typically between 4 to 11 stories. The proposed development is 5 stories. There are no height restrictions in the draft. The current Zoning of CC does not accommodate the intent of this Plan.

CC Zoning height is 30 feet with a 15 foot increase to 45 feet. This does not accommodate the density this site needs to achieve to be able to provide affordable condominiums

The setbacks in the CC zoning will not provide an adequate footprint to achieve the goals of this project. Narrowing the depth on the basement, first and second story will reduce the parking by almost 50%.

CC Zoning encourages mixed uses within the Zoning district but not necessarily in the same development or structure.

5. MAILING LIST

1314 PLAZA LLC	2256 S LAKELINE CIR	SALT LAKE UT	84109
AMERICAN TOTAL CARE, LLC	150 E 1300 S	SALT LAKE UT	84115
ANDREW R ADELMAN & SARA E ADE	1339 S EDISON ST	SALT LAKE UT	84115
ANDY TRAN	1330 S STATE ST	SALT LAKE UT	84115
ANIKA WEBB	1321 S EDISON ST	SALT LAKE UT	84115
AXIOM PROPERTIES III, LLC	351 W 400 S	SALT LAKE UT	84101
BROTHERS & SON RETAIL LLC	1302 S STATE ST	SALT LAKE UT	84115
FIRST UTAH BANK	3826 S 2300 E	SALT LAKE UT	84109
FREE WESLEYAN CHURCH OF TONGA	PO BOX 27662	SALT LAKE UT	84127
GARY L PETERSON & KATHRYN A PET	1220 S STATE ST	SALT LAKE UT	84111
JARED FOTSCH	154 E 1300 S	SALT LAKE UT	84115
JERRY W LOCKHART	1398 N 640 W	WEST BOU UT	84087
JOHN NIKOLS	1313 S STATE ST	SALT LAKE UT	84115
MICHAEL DURHAM	1345 S EDISON ST	SALT LAKE UT	84115
MONICA AGUILAR	1333 S EDISON ST	SALT LAKE UT	84115
MORSE LAURELWOOD PROPERTIES L	223 W 700 S	SALT LAKE UT	84101
NATE WADE INVESTMENT	1421 S AMBASSADOR WY	SALT LAKE UT	84108
NATE WADE INVESTMENT COMPANY	1207 S MAIN ST	SALT LAKE UT	84111
OLIVER WHITE & DIANA WHITE	1327 S EDISON ST	SALT LAKE UT	84115
SALT LAKE COUNTY	PO BOX 144575	SALT LAKE UT	84114
SHRINERS HOSPITALS FOR CRIPPLED	PO BOX 31356	TAMPA FL	33631
SRI REAL ESTATE PROPERTIES LLC	PO BOX 95389	SOUTH JOR UT	84095
PROPERTY OWNER	917 E MILLCREEK WY	SALT LAKE UT	84106
PROPERTY OWNER	3703 W 8110 S	WEST JOR UT	84088
WILLISTON SLOULIN FIELD PAD LLC; I	5670 WILSHIRE BLVD #1250	LOS ANGEL CA	90036
Current Occupant	1220 S STATE ST	Salt Lake Ci UT	84111
Current Occupant	85 E 1300 S	Salt Lake Ci UT	84111
Current Occupant	1241 S MAJOR ST	Salt Lake Ci UT	84111
Current Occupant	40 E 1300 S	Salt Lake Ci UT	84115
Current Occupant	60 E 1300 S	Salt Lake Ci UT	84115
Current Occupant	1325 S MAJOR ST	Salt Lake Ci UT	84115
Current Occupant	1331 S MAJOR ST	Salt Lake Ci UT	84115
Current Occupant	1302 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1318 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1324 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1330 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1332 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1340 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1350 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1297 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	145 E 1300 S	Salt Lake Ci UT	84115
Current Occupant	115 E 1300 S	Salt Lake Ci UT	84115
Current Occupant	1301 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1321 S STATE ST	Salt Lake Ci UT	84115
Current Occupant	1328 S EDISON ST	Salt Lake Ci UT	84115
Current Occupant	150 E 1300 S	Salt Lake Ci UT	84115
Current Occupant	154 E 1300 S	Salt Lake Ci UT	84115

Current Occupant	1315 S EDISON ST	Salt Lake Ci UT	84115
Current Occupant	1321 S EDISON ST	Salt Lake Ci UT	84115
Current Occupant	1327 S EDISON ST	Salt Lake Ci UT	84115
Current Occupant	1333 S EDISON ST	Salt Lake Ci UT	84115
Current Occupant	1339 S EDISON ST	Salt Lake Ci UT	84115
Current Occupant	1345 S EDISON ST	Salt Lake Ci UT	84115